

MINUTES

City of Franklin Plan Commission Meeting

May 06 2004
Approved May 20, 2004

- CALL TO ORDER
- I. Mayor Klimetz called the regular meeting of the Plan Commission of May 06, 2004, to order at 7:00 p.m. in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Sohns & Commissioners Bennett, Knueppel, Ritter, Skowronski & Ziegenhagen. Also present was Planning Manager Buratto.
- The Mayor announced a fund raiser to be held on May 13, 2004, at the Polish Community Center, 6941 S 68th Street, 7:00 p.m., for Travis Manore's Eagle Scout project to build a band shell at Lion Legend Park.
- MINUTES
April 22, 2006
Regular Meeting
- II. A. Commissioner Ritter moved and Commissioner Bennett seconded a motion to approved the minutes of the regular meeting of the Plan Commission of April 22, 2004, as presented. Upon voice vote, all voted 'aye'. Motion carried.
- PUBLIC HEARINGS
Unified Development Ordinance
Table 15-3.02089A —
to allow accessory structures for single family uses in R-8 Multiple-Family Residence Districts.
- III. A. The Mayor opened the Public Hearing on the request for a text amendment to the Unified Development Ordinance Table 15-3.0209A, at 7:09 p.m. No one coming forward, the public hearing was called to a close at 7:10 p.m.
- Alderman Sohns moved and Commissioner Skowronski seconded a motion to waive the rules to take action at this meeting. Upon voice vote, all voted 'aye'. Motion carried.
- Commissioner Skowronski moved and Commissioner Bennett seconded a motion to recommend a text amendment to the Unified Development Ordinance Table 15-3.0209A R-8 MULTIPLE-FAMILY RESIDENCE DISTRICT DEVELOPMENT STANDARDS to allow accessory structures for single family uses, contingent on approval of the recommended ordinance by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.
- Unified Development Ordinance
Section 15-3.0302C &
Section 15-3.0303C —
to allowing boarding kennels within animal hospitals as a special use in both the B-2 General Business District and B-3 Community Business District.
- B. The Mayor opened the Public Hearing on the request for a text amendment to the Unified Development Ordinance Sections 15-3.0302C & 15-3.0303C, at 7:16p.m. No one coming forward, the public hearing was called to a close at 7:18 p.m.
- Commissioner Skowronski moved and Commissioner Knueppel seconded a motion to waive the rules to take action at this meeting. Upon voice vote, Alderman Sohns and Commissioners Bennett, Knueppel, Ritter & Skowronski voted 'aye'. Commissioner Ziegenhagen voted 'no'. Motion carried.
- Commissioner Skowronski moved and Alderman Sohns seconded a motion to recommend a text amendment to the Unified Development Ordinance DIVISION 15-3.0300 SECTION 15-3.0302C GENERAL BUSINESS DISTRICT & SECTION 15-3.0303C COMMUNITY BUSINESS to allow boarding kennels within animal hospitals, as a special use, contingent on approval of the recommended ordinance by the City Attorney. Upon voice vote, Alderman Sohns and Commissioners Bennett, Knueppel, Ritter & Skowronski voted 'aye'. Commissioner Ziegenhagen voted 'no'. Motion carried. Staff was directed to contact the Wisconsin Humane Society for help determining the number of square feet of space need for each animal boarded and to insert this number into the ordinance.
- Special Use 75-0154 amendment for Franklin National Little League, Inc., 9000 S 76th St.
- C. The Mayor opened the Public Hearing on the request for an amendment to Special Use 75-0154 to build an approximately 37' x 72' pavilion for the property at 9000 South 76th Street, the NW 1/ 4 of Sec. 22 (850), for Franklin National Little League, Inc., 153 acres., at 7:25 p.m. No one coming forward, the public hearing was called to a close at 7:26 p.m.

Special Use 99-4901
amendment for Verizon
Wireless, 5500 W
Airways Dr.

BUSINESS

Special Use 75-0154
amendment for Franklin
National Little League,
Inc., 9000 S 76th St.

IV.

- D. The Mayor opened the Public Hearing on the request for an amendment to Special Use No. 99-4901 at 7:40 p.m. No one coming forward, the public hearing was called to a close at 7:43 p.m.

- A. Commissioner Skowronski moved and Commissioner Kneuppel seconded a motion to waive the rules to take action at this meeting. After discussion the Mayor requested the motion be withdrawn. Commissioner Skowronski withdrew his motion and Commissioner Kneuppel withdrew his second to the motion.

Commissioner Skowronski moved and Commissioner Kneuppel seconded a motion to table the request to the special Plan Commission meeting of May 13, 2004, with instructions to the Planning Manager to ascertain that both Milwaukee County and the Franklin House of Corrections are contacted and are in agreement with the expansion of use. Upon voice vote, all voted 'aye'. Motion carried.

Special Use 75-0154
amendment for Franklin
National Little League,
Inc., 9000 S 76th St.

- B. No action taken — see IV.A.

Special Use 99-4901
amendment for Verizon
Wireless, 5500 W
Airways Dr.

- C. Commissioner Skowronski moved and Alderman Sohns seconded a motion to waive the rules to take action at this meeting. Upon voice vote, all voted 'aye'. Motion carried.

Special Use 99-4901
amendment for Verizon
Wireless, 5500 W
Airways Dr.

- D. Commissioner Skowronski moved and Commissioner Kneuppel seconded a motion to recommend an amendment to Special Use No. 99-4901 for a self-contained permanent power back-up generator on a newly constructed concrete pad adjacent to the existing 9-foot by 13-foot equipment shelter on land subleased from American Tower for Verizon Wireless at 5550 West Airways Drive, NW 1/4 of Sec. 26 (899), zoned M-1 Limited Industrial District, 1.5 acres, contingent on approval of the recommended resolution by the City Attorney. The City Attorney is further directed to determine if an amendment to the lease is required. . (Peter Schau will provide the Plan Commission with a corrected copy of the site plan showing natural gas as the fuel source.) Upon voice vote, all voted 'aye'. Motion carried

Wieczorek, T & K
5732 W Rawson Ave

- E. Commissioner Skowronski moved and Alderman Sohns seconded a motion to table consideration of a request by Theodore & Kathryn Wieczorek to install a fence in the front yard of 5732 W Rawson Avenue, SW 1/4 of Sec. 02 (741), zoned M-1 Limited Industrial District, 12.9 acres, requesting applicant to return at the June 3, 2004, Plan Commission meeting with sketches, location of the fence and suggested materials. Upon voice vote, all voted 'aye'. Motion carried.

Final Plat
MLG Real Estate 2002
LLC
Yorkshire Grove
Residential Subdivision

- F. Commissioner Ritter moved and Commissioner Skowronski seconded a motion to recommend approval of a final plat for MLG RE 2002 LLC (Yorkshire Grove Residential Subdivision), NE 1/4 of Sec. 24 (855), 8727 South 27th Street (South of West Puetz Road, between 27th and 35th Streets), with changes to the plat to show direct access from lots 44, 45 & 46 to West Puetz Road, and contingent on approval of the recommended resolution as to form by the City Attorney.

Monument Sign
MLG Real Estate 2002
LLC
Yorkshire Grove
Residential Subdivision

- G. Alderman Sohns moved and Commissioner Kneuppel seconded a motion to approve a Monument Sign for MLG RE 2002 LLC (Yorkshire Grove Residential Subdivision), NE 1/4 of Sec. 24 (855), 8727 South 27th Street (South of W. Puetz Rd. between 27th and 35th Streets). Upon voice vote, all voted 'aye'. Motion carried.

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Determination of amendment to be minor for PDD # 10.

Amendment to PDD # 10 (RIVERWOOD VILLAGE – PAUL BOURAXIS DEVELOPMENT) Riverwood Plaza

Special Use 96-4405 renewal for Allen Edmonds Shoe Company, 7201 South 76th Street, PDD # 16 (FRANKLIN CENTRE)

Baggio, J & D Consultation 7911 West 100th Street

Kawczynski., Rick 5328 - 5338 West Rawson Avenue, SW 1/4 of Sec. 02 (741), zoned M-1 Limited Industrial District, totaling 5.1 acres

Polish Center of Wisconsin, Inc., 6941 S 68th Street, SW 1/4 of Sec. 03 (743) and Rodman Cancer Center Development of conservancy with walking trails, for the use of cancer patients, 45.9 acres, PDD # 28 (POLISH FESTIVALS, INC.)

Concept Review Royal Palm Properties, Inc., SW 1/4 & SE 1/4 of Sec. 05 (747 & 748) West 109th Street & Cortez, two-family condos R-3 Suburban/Estate Single-Family Residence District, 12.7 acres.

H. Commissioner Ziegenhagen moved and Commissioner Ritter seconded a motion to table consideration of a request for a determination that a proposed amendment to PDD # 10 (RIVERWOOD VILLAGE – PAUL BOURAXIS DEVELOPMENT) is minor, and consideration of the amendment itself for Bouraxis Properties LLC, South 27th and West Rawson Avenue, SE 1/4 of Sec. 01 (738), for two (2) smaller retail buildings instead of one (1) larger building, to the Plan Commission meeting of May 20, 2004. Upon voice vote, all voted 'aye'. Motion carried.

I. Tabled – see IV.H. The applicant was directed to return on May 20, 2004, to discuss moving parking behind the proposed buildings.

J. Alderman Sohns moved and Commissioner Ritter seconded a motion to hold a public hearing on May 20, 2004, on a request to recommend an amendment to Special Use 96-4405, to be valid from June 10th to June 24th, starting in 2004 and each year thereafter, and to allow the use of a 50' x 50' tent, for an annual "Temporary Tent Sale of Shoe and Shoe Products," for Allen Edmonds Shoe Company, in PDD # 16 (FRANKLIN CENTRE), at 7201 South 76th Street. Upon voice vote, all voted 'aye'. Motion carried.

K. No action needed; none taken. Positive comments were given to the Baggios in regard to their proposal.

L. No action needed; none taken. The Mayor noted that the Plan Commission, by consensus, was not favorable to the proposal.

M. No action needed; none taken. Plan Commission favorable to the proposal and directed the applicants to return with more defined plans.

N. No action needed; none taken. Commissioners commented on various issues and provided favorable comment to the concept presented.

Amendment to the Unified Development Ordinance for Table 15-5 to set a public hearing for June 3, 2004.

Special Use for an Option 1 "Open Space Subdivision" in an R-6 Suburban Single-Family Residence District & Preliminary Plat for Icon Development Corporation, for a parcel of land west of South 51st Street, south of West Drexel Avenue and east of West Cascade Drive South (§NW 10), to be known as River Park Residential Subdivision

(I) Condo Plat correction Franklin Ventures LLC (Villas at Monticello), ~ 12201 – 12333 West Forest Home Avenue, NW 1/4 of Sec. 18.

(2) Condo Plat correction Franklin Ventures LLC (Monticello Gardens Condominiums), ~ 12201 – 12333 West Forest Home Avenue, NW 1/4 of Sec. 18

Affidavit of Correction to a Site Plan Franklin Oaks Condominium Partners, LLC (Franklin Oaks/The Villas), NE 1/4 of Sec. 13 (809)

ADJOURNMENT

O. Alderman Sohns moved and Commissioner Ritter seconded a motion to set a public hearing for June 3, 2004, to review a proposed amendment to the Unified Development Ordinance for Table 15-5.0203 OFF-STREET PARKING & ON-SITE QUEUING REQUIREMENTS FOR USE TYPES Single-Family Detached Dwelling Structures.

P. Commissioner Skowronski moved and Commissioner Knueppel seconded a motion to table consideration of a request to recommend a special use for an Option 1 "Open Space Subdivision" in an R-6 Suburban Single-Family Residence District, and to table recommending the preliminary plat for Icon Development Corporation, for a parcel of land west of South 51st Street, south of West Drexel Avenue and east of West Cascade Drive South (§NW 10), to be known as River Park Residential Subdivision, until the May 13, 2004, Plan Commission meeting, when additional time for public comment will be given to allow for answers to various questions to be provided. Commissioners also directed staff to approach the HUB to see if either an article could be written about the project or an ad placed in the issue of May 13, 2004, notifying the public of a reconsideration of the project. Staff was also directed to prepare a spreadsheet of site intensity calculations for the project. Upon voice vote, all voted 'aye'. Motion carried.

Q Alderman Sohns moved and Commissioner Ritter seconded a motion to recommend a Condo Plat amendment for Franklin Ventures LLC (Monticello Garden Villas), ~ 12201 – 12333 West Forest Home Avenue, NW 1/4 of Sec. 18, contingent on approval of the recommended resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

R Alderman Sohns moved and Commissioner Ritter seconded a motion to recommend a Condo Plat amendment for Franklin Ventures LLC (Monticello Garden Condominiums), ~ 12201 – 12333 West Forest Home Avenue, NW 1/4 of Sec. 18, contingent on approval of the recommended resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

S. Commissioner Ritter moved and Commissioner Ziegenhagen seconded a motion to recommend an Affidavit of Correction to the subdivision plat for Franklin Oaks, for Franklin Oaks Condominium Partners, LLC (Franklin Oaks/The Villas), NE 1/4 of Sec. 13 (809), contingent on approval of the recommended resolution as to form by the City Attorney. Upon voice vote, all voted 'aye'. Motion carried.

V. Commissioner Ritter moved and Alderman Sohns seconded a motion to adjourn the May 06, 2004, meeting of the Plan Commission. Upon voice vote, all voted 'aye'. Motion carried. The meeting adjourned at 10:13 p.m.